

## WORONZOW ROAD, NW8 £2,995,000 FREEHOLD

A beautifully presented Grade 2 Listed period house (1565 sq ft/145 sq m) located on this tree lined street on the east side of St John's Wood. Arranged over three floors only, this 4 bedroom house benefits from a 21' reception room, a fully fitted kitchen that leads into the dining room and then into the patio garden.

Woronzow Road is located within 500 metres of the cafes, boutiques and transport facilities of St John's Wood High Street and Underground Station. The American School is only 0.5 miles away whilst Regents Park is 0.2 miles away.

Four Bedrooms I Two Reception Rooms I Two Bathrooms I Kitchen I Garden I Parking I Freehold

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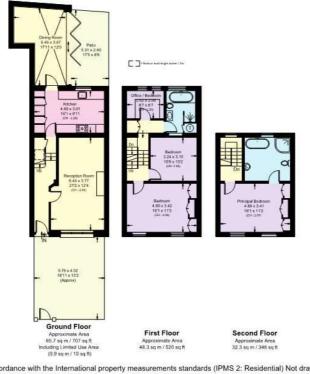




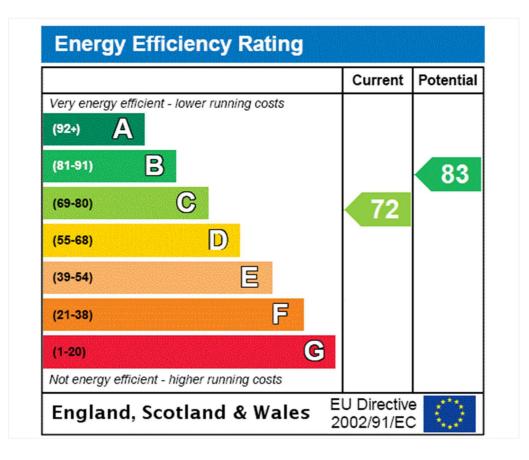
### Woronzow Road, NW8

Approximate Area = 146.3 sq m / 1575 sq ft Including Limited Use Area (0.9 sq m / 10 sq ft)

X



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tenure: Freehold

#### Council Tax Band: G

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